



WELCOME TO AMERICAN EAGLE COMMUNITIES

Bringing Home the American Dream





Fort Leonard Wood's Family Housing Vision Becomes Reality Through American Eagle

Operating Philosophy

American Eagle Communities operating philosophy is to provide our protectors-of-freedom with the same premier homes, community amenities and standards of living that the citizens they protect enjoy. We are inspired by the commitment of these patriots and their families, and we are dedicated to creating neighborhoods that bring home the American Dream.





How will the Fort Leonard Wood RCI project privatization work?

- **The Army and American Eagle will form a limited liability company (Leonard Wood Family Communities, LLC) that will manage housing operations via a 50-year ground lease.**
- **Working together, American Eagle will serve as the managing partner of Leonard Wood Family Communities (LWFC). The Army will provide coordination, quality assurance, auditing and portfolio management functions.**



Highlights of the Development Plan

- **New Homes Will be 3, 4 and 5-Bedroom**
- **Single Family and Duplex Homes**
- **Build 1877 New Homes,**
- **Renovate 337 Revitalized Homes**
- **Replace All Renovated Homes With New Starting in Year 13**
- **Renovate 4 GFOQs and Retain 24 Duplexes Built in 2003**
- **Concourse Park with Community Center (Stonegate)**
- **Two Neighborhood Centers (Piney Estates/Woodlands)**
- **Neighborhood Amenities**
 - **Pedestrian Pathways**
 - **Playgrounds/Tot Lots**
 - **Gazebos**
 - **Tennis/Basketball Courts**





Community Center (Stonegate)



Additional Amenities

Indoor Gym

Community Rooms/Areas

Project Offices

Large Central Kitchen

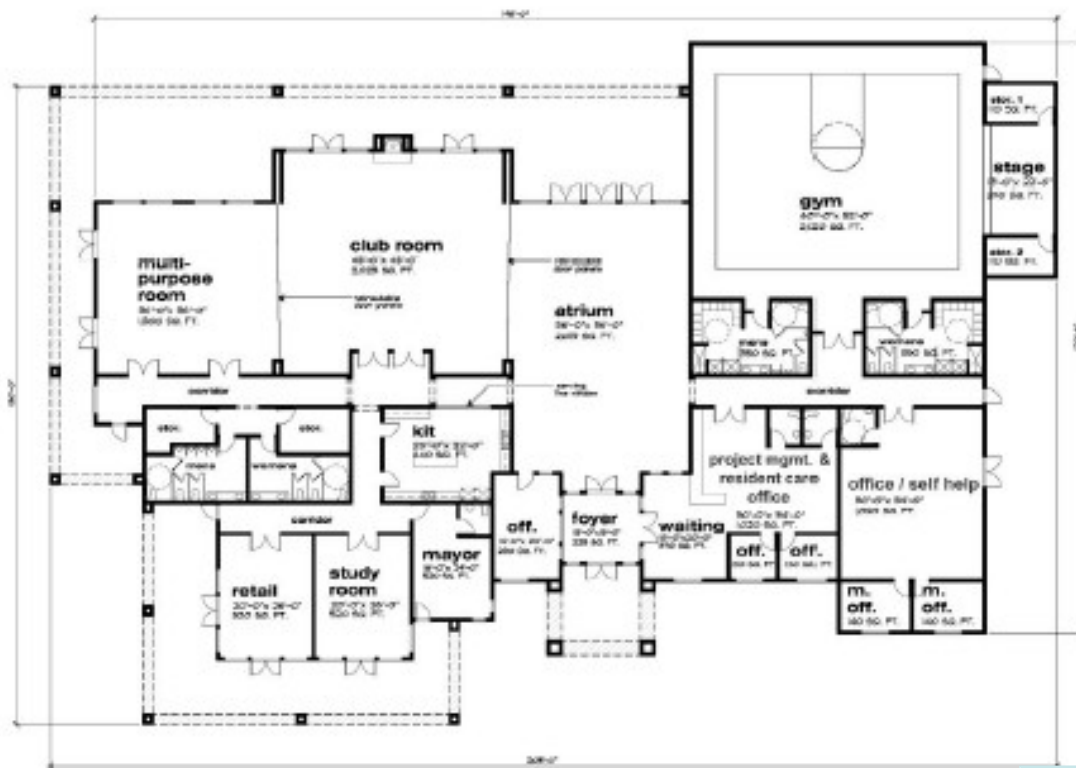
Study/Quiet Room

Snack Room

Swimming pool

Playground/Tot Lot

Gazebo/Pavilion



Complementary Architectural Styles



Traditional



Prairie



Craftsman



**"Wide and Shallow"
Duplex**



Standard Home Features/Amenities

- **Minimum square footage**
 - Three bedroom home - 1,630 GSF
 - Four bedroom home - 1,940 GSF
 - Five bedroom home - 2,300 GSF
- **At least 2 full bathrooms**
- **2 car garages**
- **2 off-street parking spaces**
- **Bulk Storage space in the garage**
- **Master Bedrooms with master bath and walk-in closet**
- **Wired for internet access and phones in all bedrooms, family room and kitchen**
- **Mud Room/Laundry Room with utility sink**
- **Appliances are Energy Star rated: garbage disposal, dishwasher, range, microwave, and refrigerator**

**Current average size home
~1,100 GSF**

**Average size of new homes is
1,775 GSF**





PROPERTY MANAGMENT

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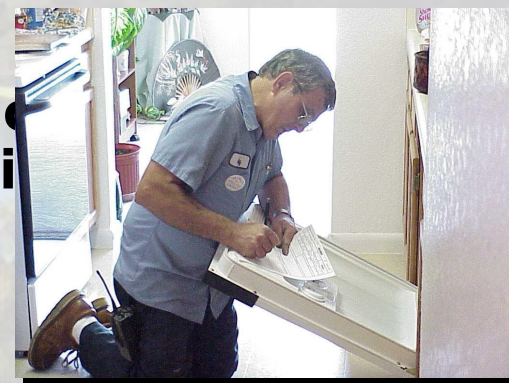
Our Resident Care Program Delivers Complete Family-Focused Services

- Neighborhood-based activities
- Family appreciation days
- Neighborhood holiday celebrations
- Workshops and classes
- Volunteer programs/community outreach
- Welcome baskets
- Newsletter and website
- On-line Resident Care Service
- Issue resolution
- Deployment support to those left alone
- Absence-watch of home



We Will Manage Our Assets to Preserve the Initial Quality for 50 Years and Beyond

- Preserve the market appeal of our homes and maintain high occupancy rates
- Provide responsive emergency, critical, urgent, routine, and preventive maintenance
- Employ technology for efficient asset management
- Replace capital items before the end of their useful lives
- Maximize the use of commercial practices to deliver *best value* while maintaining high quality and morale





**HOW WILL SERVICE
MEMBERS BE IMPACTED?**

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HOW WILL SERVICE MEMBERS BE IMPACTED?

- **BASIC ALLOWANCE FOR HOUSING (BAH)**
- **UTILITIES**
- **PETS**
- **FENCES**
- **LEASE SIGNING**





What Changes?

■ Basic Allowance for Housing

- **BAH = Rent + Utility Allowance + Renter's Insurance**
- **Renter's Insurance= \$10,000 Policy with \$250 deductible**
- **Assuming transfer of operations happens in March 2005, the first BAH withdrawal will occur at the end of March 2005.**



WHAT HAPPENS TO BAH?

TODAY

- Approximately 80% of BAH is reinvested into Fort Leonard Wood
- Dual Military lose dual BAH
- BAH is not reflected on Leave and Earnings Statement

AFTER 1 MARCH

- 100% BAH is reinvested into the Fort Leonard Wood RCI project
- Dual military only pays senior ranking w/dependant rate BAH giving dual military a pay increase
- BAH will reflect as an entitlement and then withdrawn as an allotment on the L.E.S



What Changes?

■ Utilities

- DOD has implemented a Utility Allowance (UA) policy.
- Only new and renovated homes will be metered. This won't happen immediately; the process will be phased in over 9 years.
- The UA is computed annually based on the average usage for specific types of homes.
 - Rebates will be issued for usage below the average.
 - Residents will be billed for usage above the average.
 - Rebates/bills will be computed every six months.
- American Eagle Communities will pay for water, sewage and trash collection.





COST COMPARISON OF UTILITIES

*Based on average usage of 2,000 KWH **Based on average usage of 7,000 gals.	Waynesville	County West of Waynesville	County East of Waynesville	St. Robert	Currently On Post
*Electric	\$146.10	\$144.94	\$144.94	\$155.00	\$108.80
**Water	\$18.60	\$17.50	\$22.40	\$13.50	AEC
**Sewer	\$12.45	\$27.20	\$27.20	\$17.18	AEC
Trash	\$12.20	\$14.75	\$14.75	\$11.00	AEC
Total = *1.5% tax not included	\$189.35	\$204.39	\$209.29	\$196.68	\$108.80
Deposit	\$125.00	\$300.00	\$300.00	\$200.00	-0-





What Changes?

■ Pets

- 2 walking pets per household
- Current allowable number of pets will be grandfathered in.
- New residents will be subject to a “bad dog/cat”, policy due to liability issues. One bite that breaks the skin, the resident will be required to remove the dog/cat from the property and the animal will not be replaced or allowed to return.





What Changes?

■ Fences

- Due to the overwhelming concern by the “All canine owners must have a fence” policy, AEC has made the decision to adopt the current fence policy with two exceptions:
 - ▶ New fences must meet AEC standards
 - ▶ Dogs must be on a leash and supervised at all times while outdoors if not inside a fence
- Present fences that meet current policy will be Grandfathered in.
- Chain link kennels will be allowed only as an exception to the rule and will be handled on a case by case basis.
- Initial grace period of 6 months to install new fences begins March 1, 2005 with a minimum of 30 days.
- AEC will subsidize cost of fences and offer various options to make them affordable to the Service Member.





BENEFITS OF ON- POST HOUSING

- Short Commute to work; keeps transportation costs low
- We will continue to respect military environment for families
- Moving off post may mean children changing schools
- Cost of gas and electricity included in BAH; American Eagle Communities will continue to pay for water, sewer and trash
- No Property Taxes
- No Security Deposits for housing or utilities





What will not Change?

	<u>NOW</u>	<u>AFTER PRIVATIZATION</u>
POLICE AND FIRE	YES	YES
ARMY OVERSIGHT	YES	YES
DESIGNATION OF QUARTERS	YES	YES
BAH PAYS FOR QUARTERS	YES	YES





LEASE SIGNING PROCESS

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WHAT WILL THE SERVICE MEMBER NEED TO BRING?

They will need to bring :

- **Military ID and Drivers License**
- **General Power of Attorney giving the service members spouse the right to sign the lease**
- **Special Power of Attorney giving the service members spouse the right to sign an allotment against their pay**
- **Pet Information**
 - FLW Pet Registration
 - Updated Shot Record
 - Micro-chipping Information
- **A copy of any acknowledged “Letters of Exception” to any current policies.**





WHAT WILL THEY LEAVE WITH?

- Resident Handbook
- Pet information sheet
- Fence information sheet
- FAQ Sheet (compiled from various Residents Briefs)
- Lead Based Paint Information Sheet
- Mold Information Sheet
- Asbestos Information Sheet
- Magnet with office phone numbers and the new maintenance contact information.





Frequently Asked Questions

■ Who will have priority to move into new homes?

Current residents living in a home which will be demolished first will move into the new homes first. Existing residents have priority.

■ Will American Eagle Communities conduct a pre-inspection upon transfer of operations?

American Eagle Communities will accept the inspection that is in the original housing file.

■ What are the requirements for cleaning quarters upon clearing housing?

Residents will have requirements but will not be as extensive as current policy now states.





If you have questions.....

■ P.O.C

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www.wood.army.mil/DPWRCI

